

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



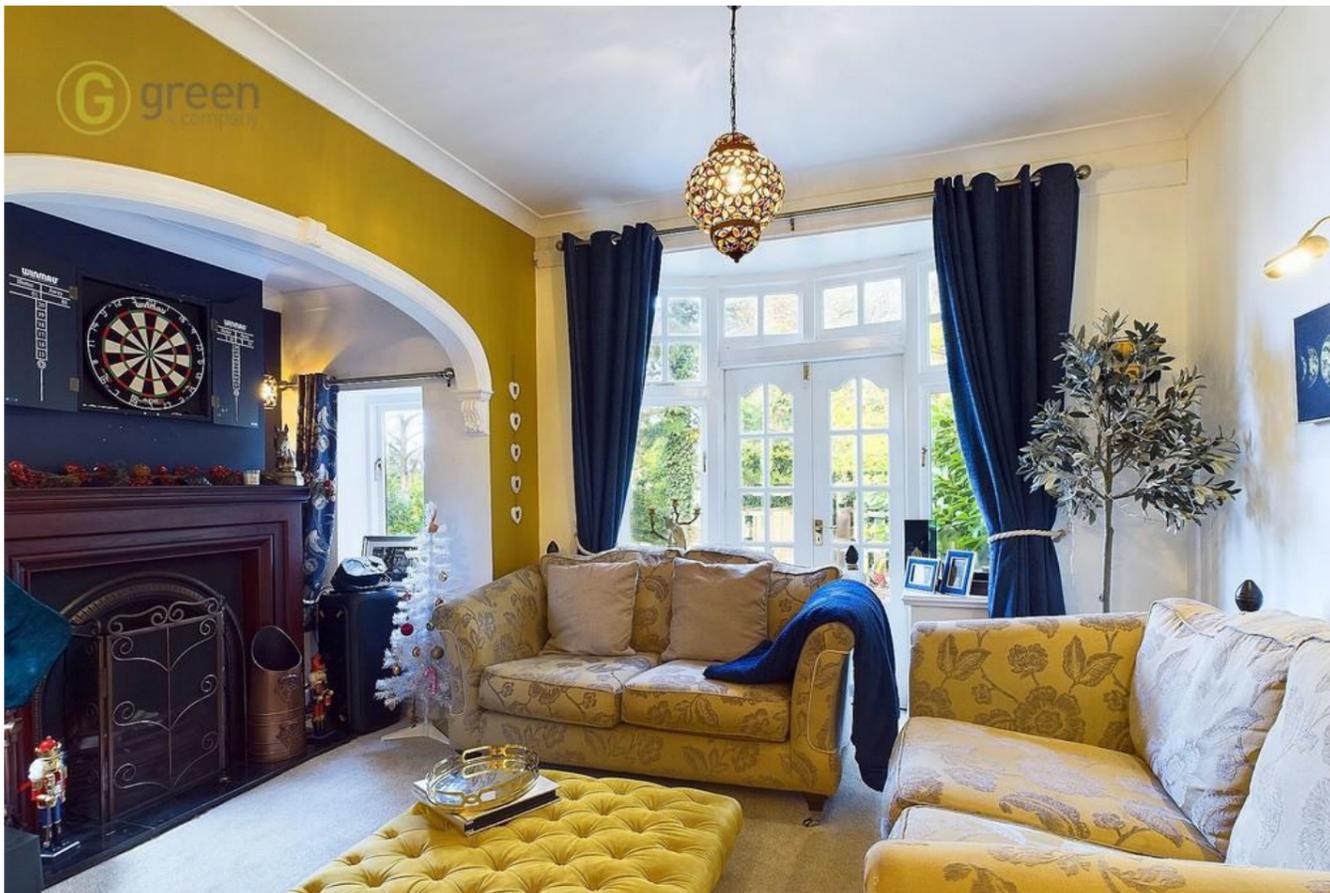
Tamworth | 01827 68444 (option 1)



- DORMER BUNGALOW
- LARGE DRIVEWAY
- THREE RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- THREE BATHROOMS
- KITCHEN DINER

Gillway Lane, Tamworth, B79 8PN

Offers in the region of  
 £575,000



## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Large gravelled driveway to fore, lawned area and shrub and plant borders.

CANOPIED ENTRANCE PORCH Front door into:-

HALLWAY Luxury vinyl flooring, central heating radiator, stairs leading to first floor, doors off to:-

BEDROOM TWO 17' 0" x 12' 8" (5.18m x 3.86m) With window to front and central heating radiator.

FRONT RECEPTION ROOM 16' 10" x 12' 1" (5.13m x 3.68m) Window to front, central heating radiator and gas feature fireplace.

BEDROOM ONE 22' 1" x 10' 8" (6.73m x 3.25m) Having windows to rear and doors to side, central heating radiator.

EN SUITE With double walk-in shower, tiled flooring and walls, window to side, wash hand basin and low level w.c., electric shower.

KITCHEN DINER 10' 1" x 19' 8" (3.07m x 5.99m) Having a range of wall and base units, work surfaces, space for range cooker, dishwasher, sink with mixer taps and windows to rear, door leading to garage and open to dining area.

DINING ROOM 13' 7" x 10' 7" (4.14m x 3.23m) Double doors leading to sun room.

SUN ROOM 9' 0" x 14' 8" (2.74m x 4.47m) Having utilities, washing machine and space for tumble dryer and double sliding doors to the garden.

SECOND LOUNGE 18' 11" x 14' 11" (NaNm x 4.55m) Having doors leading to the garden, open fireplace and windows to rear.

FIRST FLOOR LANDING Having window to rear.

BEDROOM THREE 10' 6" x 12' 6" (3.2m x 3.81m) Window to front and central heating radiator.

EN SUITE SHOWER ROOM Shower cubicle with electric shower and tiled walls, low level w.c., pedestal wash hand basin.

REAR GARDEN Side access, paved patio and lawned area, garden shed.

Council Tax Band C - Tamworth Borough Council

Predicted mobile phone coverage and broadband services at the property:

Mobile coverage - voice and data likely available for EE and limited for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.



Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.  
Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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WANT TO SELL YOUR OWN PROPERTY?

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AGENTS NOTE A virtual tour is available upon request.